

**LEGEND**

- PROPERTY LINE
- ZONING ENVELOPE
- PROPOSED BUILDING
- FIRE DEPARTMENT ACCESS ROUTE
- CURB DEPRESSION
- RM2 ZONE LOT
- RM6 ZONE LOT
- CEC ACCESS ROAD

**SITE STATISTICS - SEMI-DETACHED RESIDENCE**

ZONING	ZONING BY-LAW	LOT 2 - CORNER LOT	LOT 3 - CORNER LOT
1. ZONING	RM2 SEMI-DETACHED HOUSE	SEMI-DETACHED RESIDENCE	SEMI-DETACHED RESIDENCE
2. LOT FRONTAGE	CORNER LOT - MIN. 9.8m	16.62m	16.64m
3. SITE AREA	CORNER LOT - MIN. 280m <sup>2</sup>	451.81m <sup>2</sup>	451.78m <sup>2</sup>
4. COVERAGE	MAX. 45%	49.97%	49.98%
5. SETBACKS	FRONT YARD = MIN. 4.5m GARAGE FACE = MIN. 6.0m INTERIOR SIDE YARD = MIN. 1.2m EXTERIOR SIDE YARD = MIN. 4.5m REAR YARD = MIN. 7.5m	FRONT YARD: TO GRND. FLR. WALL = 5.59m TO GARAGE WALL = 6.19m TO 2ND FLR. PROJECT. = 5.23m INTERIOR SIDE YARD = 1.20m EXTERIOR SIDE YARD = 1.20m REAR YARD = 5.59m	FRONT YARD: TO GRND. FLR. WALL = 5.59m TO GARAGE WALL = 6.19m TO 2ND FLR. PROJECT. = 5.23m INTERIOR SIDE YARD = 1.20m EXTERIOR SIDE YARD = 1.20m REAR YARD = 5.59m
6. PERMITTED PROJECTIONS	FRONT YARD PORCH + STAIRS = 1.6m FRONT 2ND FLR. BALCONY = 1.0m REAR YARD PORCH + STAIRS = 5.0m	FRONT PORCH (EXCL. STAIRS) = 1.5m FRONT 2ND FLR. BALCONY = 1.5m REAR PORCH = 0.6m REAR 2ND FLR. BALCONY = 0.6m	FRONT PORCH (EXCL. STAIRS) = 1.5m FRONT 2ND FLR. BALCONY = 1.5m REAR PORCH = 0.6m REAR 2ND FLR. BALCONY = 0.6m
7. BUILDING HEIGHT	MAX. 10.7m FROM AVERAGE GRADE TO MID POINT OF ROOF	9.28m	9.48m
8. ATTACHED GARAGE & DRIVEWAY	GARAGE INTER. AREA = MAX. 75m <sup>2</sup> MIN. UNOBSTRUCT. SPACE: 2.9m x 5.2m MAX. DRIVEWAY WIDTH = 5.2m	GARAGE INTER. AREA = 21m <sup>2</sup> UNOBSTRUCTED SPACE: 2.9m x 5.2m DRIVEWAY WIDTH = 3.15m	GARAGE INTER. AREA = 21m <sup>2</sup> UNOBSTRUCTED SPACE: 2.9m x 5.2m DRIVEWAY WIDTH = 3.15m
9. PARKING	2 SPACES / UNIT	2 SPACES / UNIT	2 SPACES / UNIT

**SITE STATISTICS - CEC TOWNHOUSES**

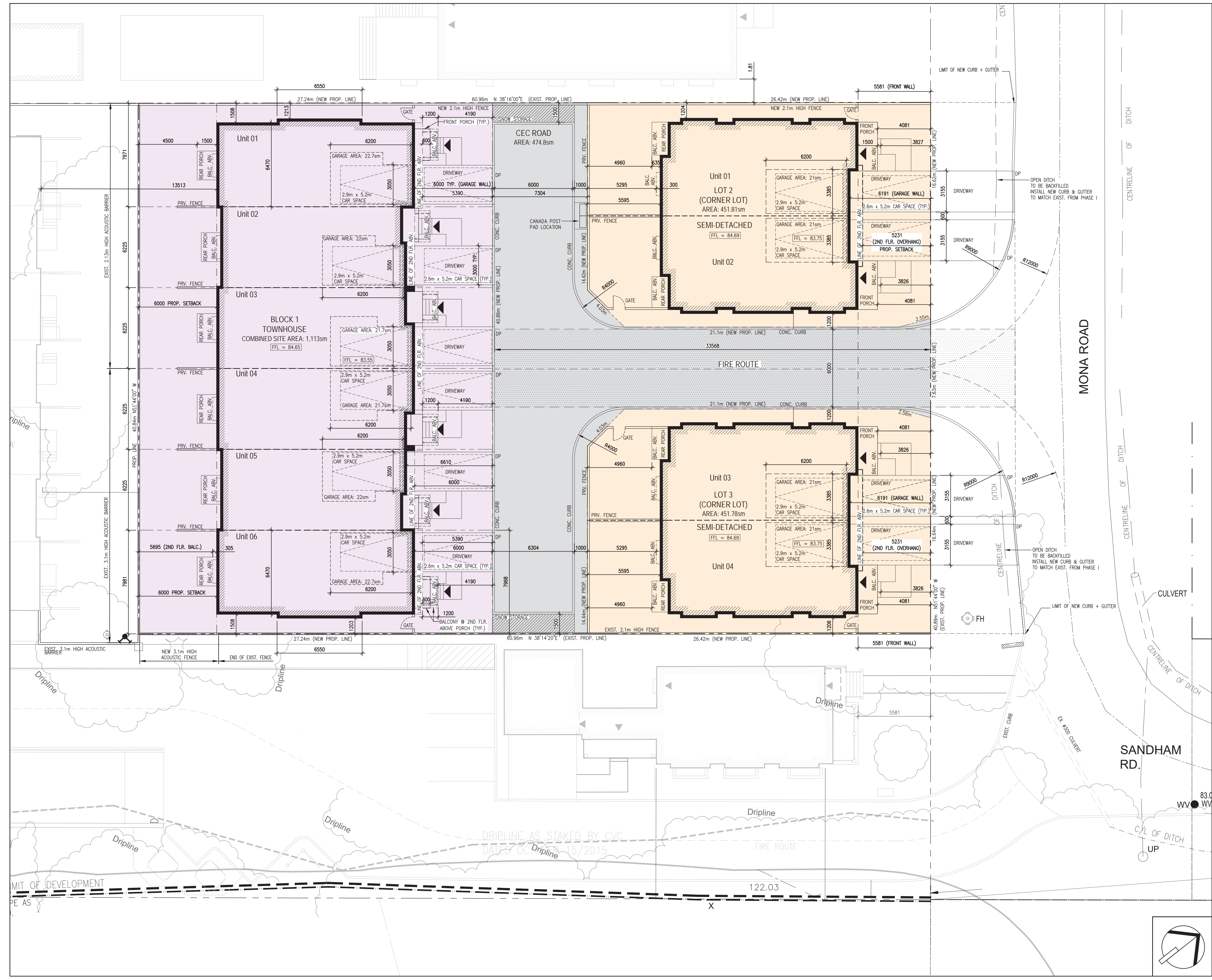
ZONING	ZONING BY-LAW	BLOCK 1 TOWNHOUSES ON A CEC-ROAD
1. ZONING	RM6	TOWNHOUSES
2. LOT FRONTAGE	MIN. 5.0m	16.62m
3. SITE AREA	MIN. 115m <sup>2</sup>	END UNIT LOT (UNIT 6) = 217.2m <sup>2</sup> (UNIT 1 - 217.5m <sup>2</sup> )
4. DWELLING UNIT WIDTH	MIN. 5.0m	INTERIOR UNIT LOT = 169.6m <sup>2</sup> INTERIOR UNIT WIDTH = 6.22m END UNIT WIDTH = 6.47m
5. SETBACKS	FRONT YARD = MIN. 4.5m GARAGE FACE = MIN. 6.0m INTERIOR SIDE YARD = MIN. 1.5m REAR YARD = MIN. 7.5m	FRONT YARD: TO GRND. FLR. WALL = MIN. 6.0m TO GARAGE WALL = MIN. 6.0m TO 2ND FLR. PROJECT. = MIN. 5.39m INTERIOR SIDE YARD = 1.2m REAR YARD = 6.0m
6. PERMITTED PROJECTIONS	FRONT YARD PORCH + STAIRS = 1.5m FRONT 2ND FLR. BALCONY = 0.6m REAR YARD PORCH + STAIRS = 5.0m REAR 2ND FLR. BALCONY = 1.5m	FRONT PORCH (EXCL. STAIRS) = 1.5m FRONT 2ND FLR. BALCONY = 1.2m REAR PORCH = 1.5m REAR 2ND FLR. BALCONY = 5.59m (ABOVE PORCH)
7. BUILDING HEIGHT	MAX. 10.7m AND 3 STOREY FROM ESTABLISHED GRADE TO MID POINT OF ROOF	9.07m
8. ATTACHED GARAGE & DRIVEWAY	GARAGE INTER. AREA = MAX. 75m <sup>2</sup> MIN. UNOBSTRUCT. SPACE: 2.6m x 5.2m MAX. DRIVEWAY WIDTH = 3.0m	GARAGE INTER. AREA = 21.7m <sup>2</sup> / 22m <sup>2</sup> / 22.7m <sup>2</sup> UNOBSTRUCTED SPACE = 2.9m x 5.2m DRIVEWAY WIDTH = 3.0m
9. PARKING	PRIVATE = 2 SPACES / UNIT VISITOR = 0.25 SPACE / UNIT	PRIVATE = 2 SPACES / UNIT VISITOR = NONE
10. CEC ROAD	MIN. WIDTH OF CEC ROAD = 7.0m	WIDTH OF CEC ROAD = 6.0m
11. LANDSCAPED AREA	END UNITS 1 & 6 = 42.5% (92.4m <sup>2</sup> ) INTERIOR UNITS 2 & 5 = 32.2% (54.6m <sup>2</sup> ) INTERIOR UNITS 3 & 4 = 30.6% (51.9m <sup>2</sup> )	NOTE: LANDSCAPE CALC. EXCL. DRIVEWAYS + PORCHES

**AREA STATISTICS**

GROSS FLOOR AREA	TOWNHOUSES - BLOCK 1		SEMI-DETACHED - BLOCKS 2 & 3	
	GROUND FLR. AREA:	2ND FLOOR AREA:	GROUND FLR. AREA:	2ND FLOOR AREA:
	419.4m <sup>2</sup>	592.8m <sup>2</sup>	172.6m <sup>2</sup>	225.8m <sup>2</sup>
	498.4m <sup>2</sup>	498.4m <sup>2</sup>	171.2m <sup>2</sup>	171.2m <sup>2</sup>
TOTAL GFA:	1,510.6m <sup>2</sup>		569.6m <sup>2</sup>	
GARAGE AREAS (NOT INCL.):	145.6m <sup>2</sup>		46.2m <sup>2</sup>	
GFA PER UNIT:			GFA PER UNIT: 284.8m <sup>2</sup>	
UNITS 1 & 6:	268.0m <sup>2</sup>			
UNITS 2 & 5:	237.9m <sup>2</sup>			
UNITS 3 & 4:	249.4m <sup>2</sup>			

**LANDSCAPE NOTE**

FOR LANDSCAPE DETAILS AND INFORMATION ON TREES AND VEGETATION REFER TO ARBORIST REPORT.



SITE PLAN